

Research First Before Dividing Property!

Any land, recorded plot, or a lot within a plat of record as of the effective date of this ordinance shall not be re-divided into two (2) or more lots unless the provisions of the Subdivision Regulations of Santa Rosa County, Florida, have been met.

Santa Rosa County

ESTATE RESIDENTIAL (ER) ZONING DISTRICT

(EFFECTIVE APRIL 1, 2004)

**Research done today, could save
you time and money.**

**The information provided in this
brochure is extracted from the
Santa Rosa County Land
Development Code; however, it is
the responsibility of the applicant
to contact the Planning and Zoning
Division to discuss land use issues
when a change is desired. This
brochure is only to be used as an
overall help tool for the general
public.**

**Note: Land Development Code
is subject to change.**



Santa Rosa County

Community Planning, Zoning and Development Division
6051 Old Bagdad Highway
Phone: 850-981-7075, 939-1259
Fax: 850-983-9874
Email: planning-zoning@co.santa-rosa.fl.us

Purpose

This district is designed to provide suitable areas for large lot residential development. This district will be characterized by a single family detached structure and such other structures as are accessory thereto. This district also may include, as specifically provided for in these regulations, conditional uses for community facilities and utilities which service specifically the residents of this district, or which are benefited by and compatible with a rural residential environment. Such facilities should be accessibly located and appropriately situated in order to satisfy special requirements of the respective community facilities.

It is the express purpose of this Section to exclude from this district all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except those home occupations and conditional uses specifically provided for in this Ordinance.

Permitted Uses

In this district as a permitted use a building or premises may be used only for the following purposes: Detached single family residential structures and accessory structures and facilities.

Density

For residential development, property may be developed at the option of the owner, to a maximum of one (1) dwelling unit per one (1) acre.

Lot Size

The minimum width of any lot used for single family dwelling units shall be seventy (70) feet when measured at the minimum front setback line (front yard). The minimum width shall be maintained through the rear of the residential structure. The minimum width at the street right of way shall not be less than fifty (50) feet. The total square footage shall not be less than 43,560. The minimum lot width may be reduced on dead end cul-de-sac lots. In no case shall a lot width be less than fifty (50) feet when measured at the top of the arc of the street right of way line. The lot width of a cul-de-sac lot shall not be less than seventy (70) feet when measured at the bottom (chord) of the arc of the minimum front setback line. The minimum width shall be maintained through the rear of the residential structure. The total square footage shall not be less than 43,560.

Yard Restrictions

Front Yard: Except as provided in Section 2.10.03 of the Land Development Code, there shall be a front yard on every lot of not less than twenty-five (25) feet. However, if the parcel abuts a major arterial, the minimum setback shall be fifty (50) feet.

Side Yard: There shall be a side yard on each side of every main building of not less than ten (10) percent of the lot width when measured at the minimum front setback line to a maximum of fifteen (15) feet. For irregularly shaped lots and lots fronting on cul-de-sacs and curves, the side yard shall be ten (10) percent of the average of the street frontage width and the rear lot line length. Other modifications shall be in accordance with Section 2.10.05 of the Land Development Code.

Rear Yard: There shall be a rear yard on every lot of not less than twenty-five (25) feet, except as provided in Section 2.10.04 of the Land Development Code.

Livestock

The keeping of livestock or fowl shall not be permitted in the Estate Residential district.